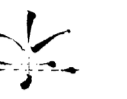


# part 3 ~ site preparation + construction analysis + waste management

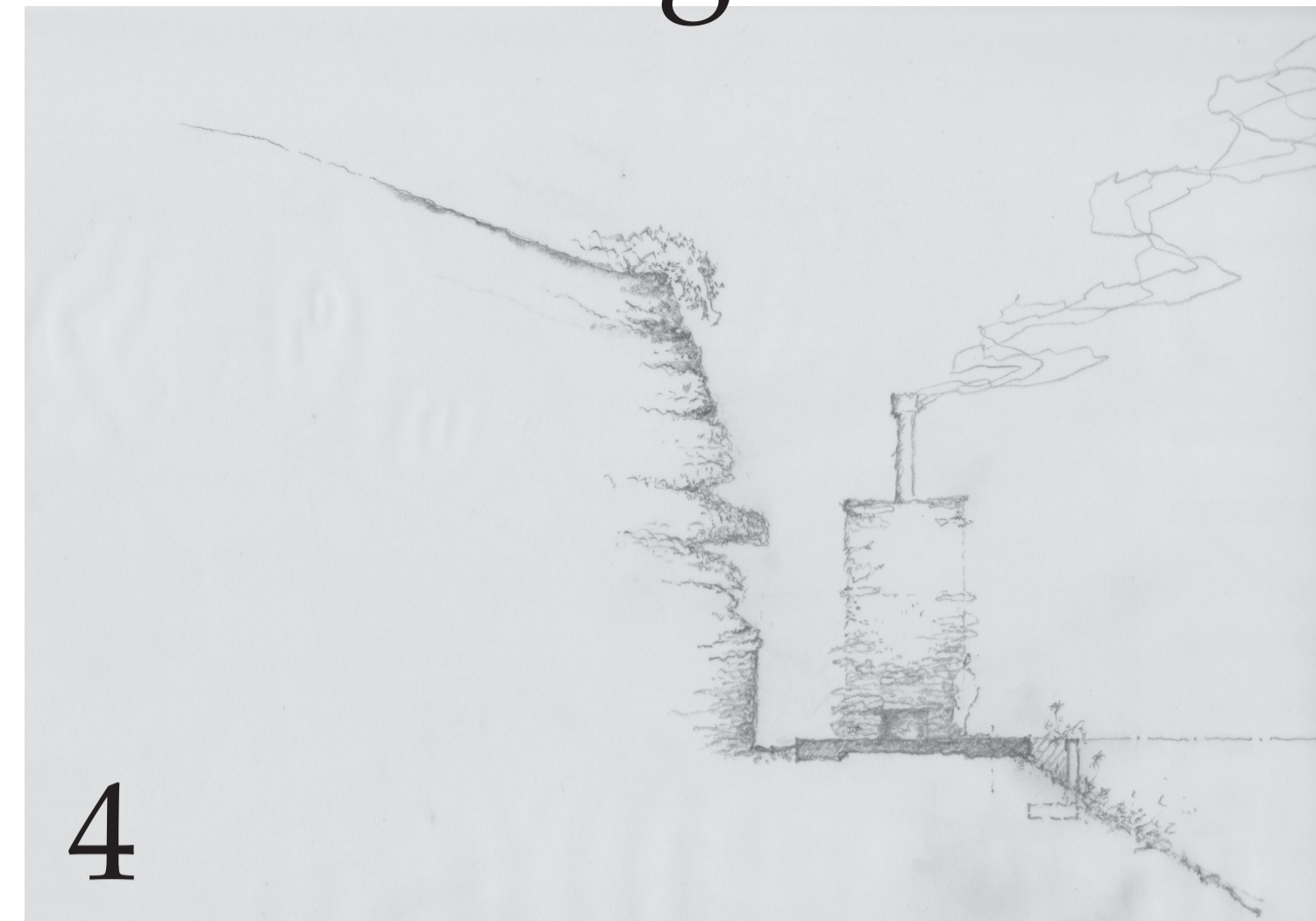
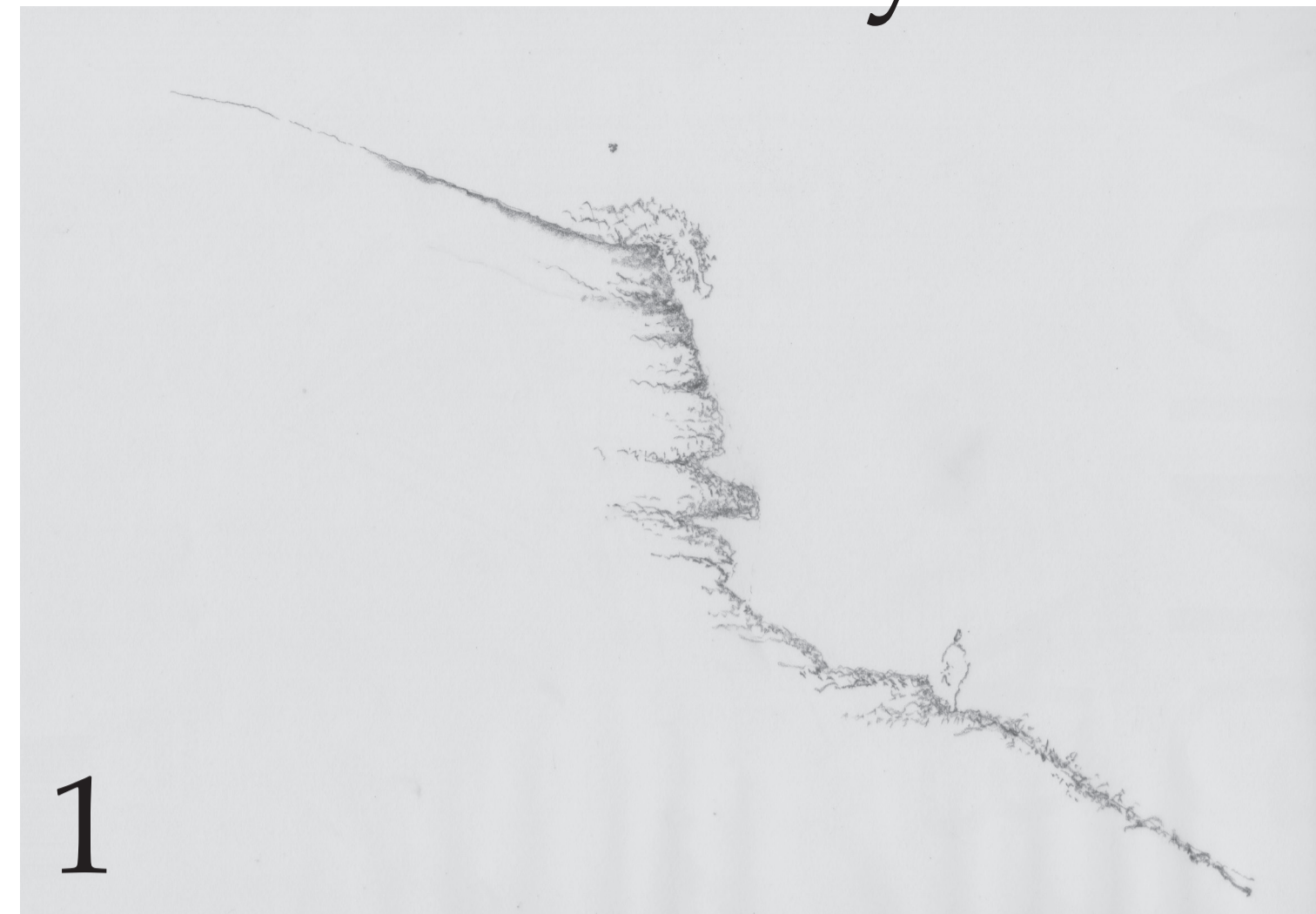


In order to 'unlock' the site for the purposes of constructing a new dwelling it was necessary to review the site with Geotechnical Engineers, Structural Engineers, Civil Engineers and Builders together with the Ecologist and Arborist to ensure that there would be minimal damage to the existing natural features of the site, and in particular the existing cliff rockface and associated cave structures.

The following section identifies;

- Sediment and Erosion Controls,
- Demolition Sequence and Strategy
- Geotechnical Stabilization
- Construction Management
- Waste Management

In addition, please refer Geotechnical Report.



notes

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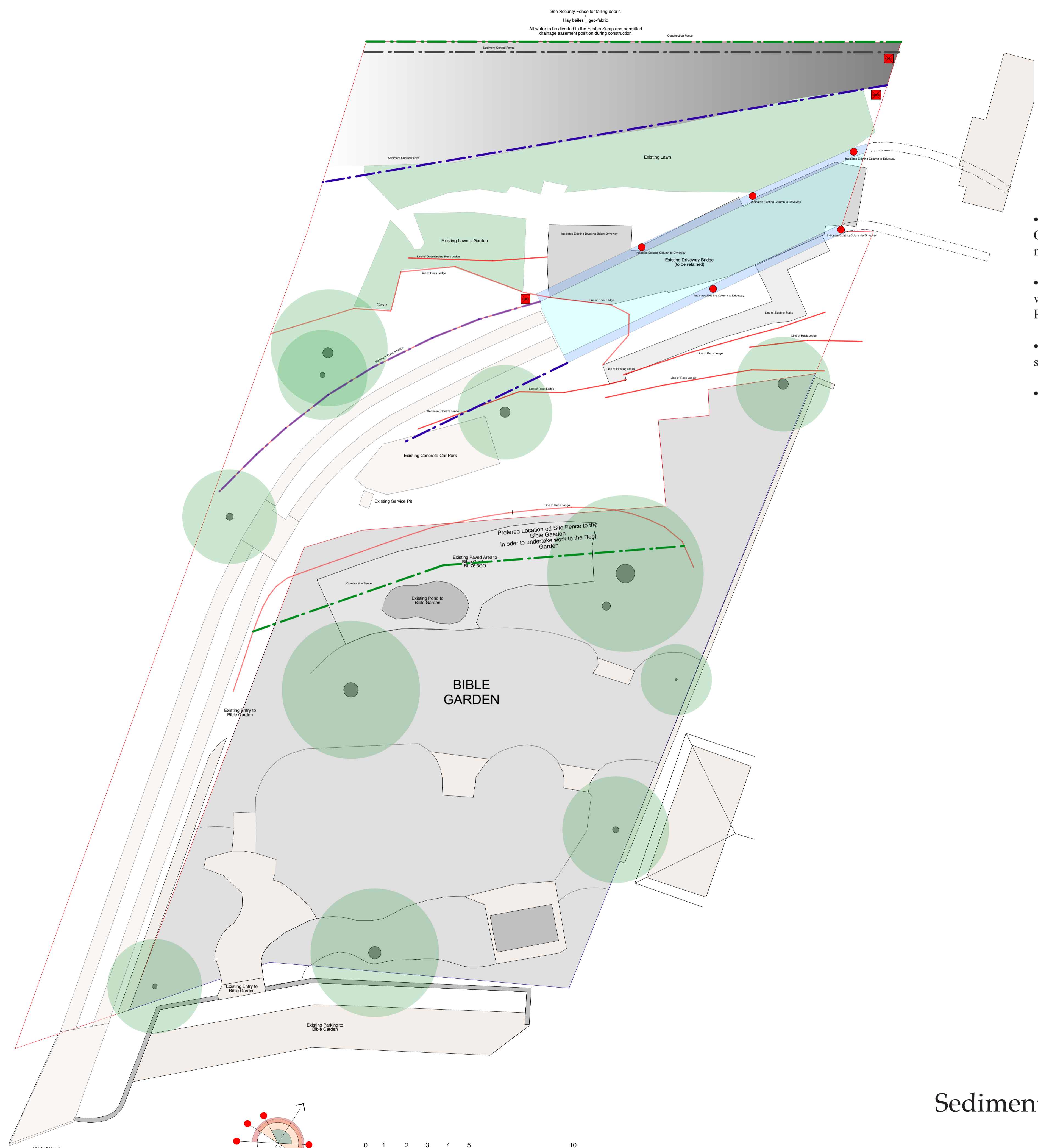
stephen lesiuk

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notes



- Prior to any demolition or excavation a series of Sediment and Erosion Control measures are to be undertaken with drainage from these fences as noted.
- It has been agreed with the Friends of the Bible Garden that a Site Fence which is 'open' will be erected in the Bible Garden during the Construction Phase.
- The existing elevated Driveway is to remain accessible during the Construction Phase.
- No Trucks, Concrete Pumps, etc. will be permitted on the site.

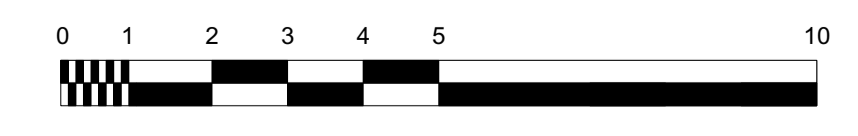
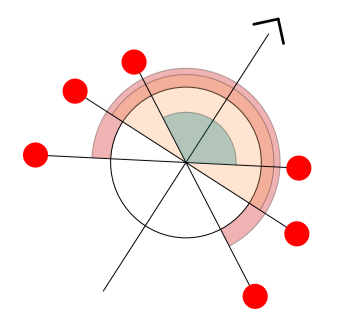
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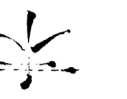
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# Sediment + Erosion Controls + Site Security

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notes



- Prior to any demolition or excavation on site, detailed Delapidation Reports will be undertaken;
- immediate neighbouring dwellings including the site below on Florida Road,
- The existing Elevated Driveway
- The Bible Garden Infrastructure
- Other as may be nominated by Council.
- Prior to any Demolition or excavation, the Geotechnical Engineer and Structural Engineer will provide detailed requirements for the stabilization of the existing rockface and cave.
- Demolition of the existing dwelling is to be undertaken by hand to reveal ALL the existing concrete columns supporting the elevated driveway.
- The footings and foundations of these concrete columns are to be inspected by the Geotechnical Engineer \_ Structural Engineer
- Prior to any Bulk Excavation and further detailed excavation for the footing and foundations of the proposed dwelling, the Geotechnical and Structural Engineer are to be in attendance.

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# Demolition + Geotechnical Stabilization

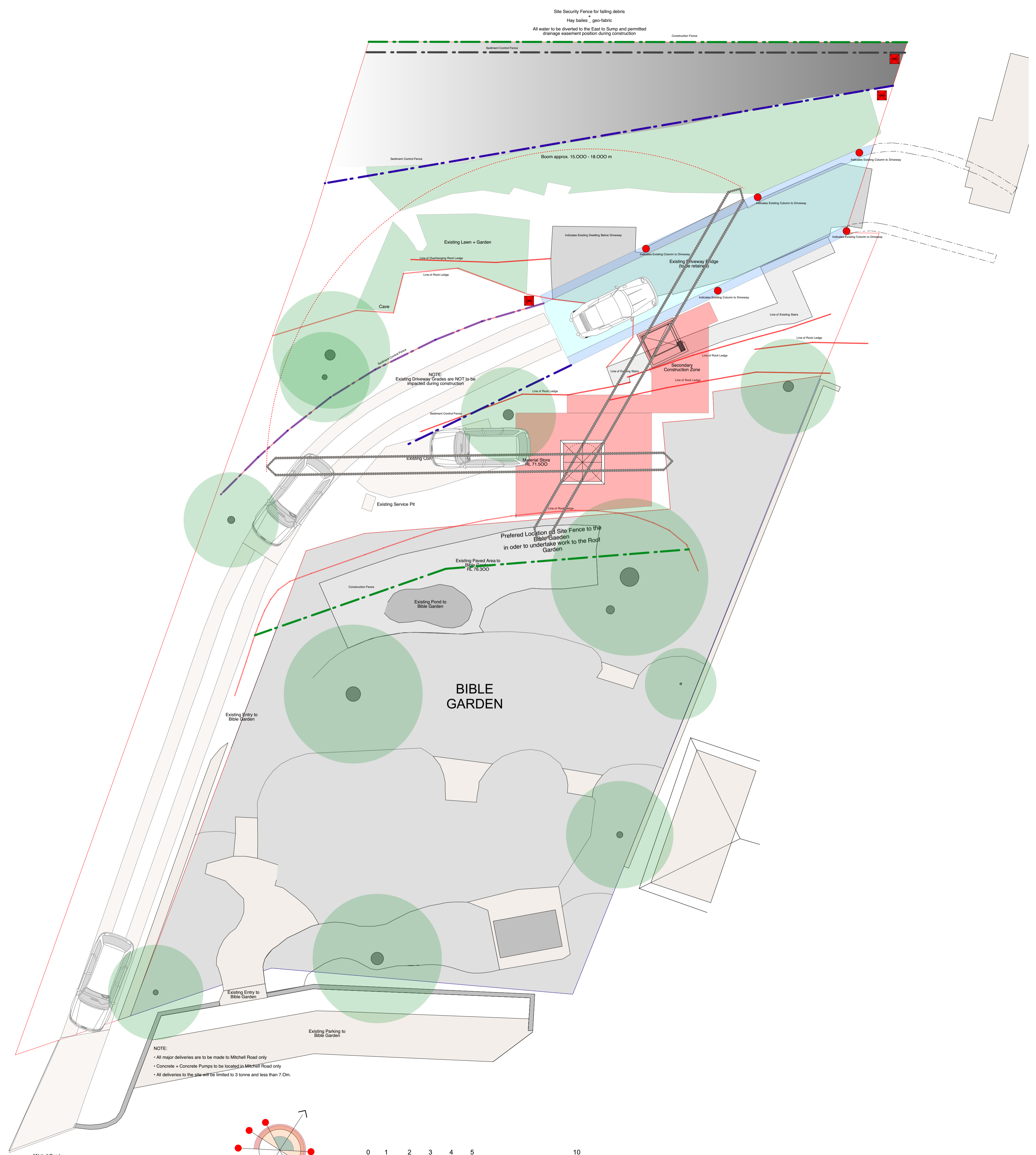
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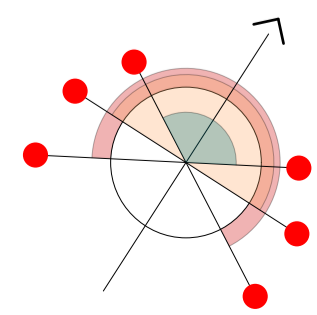




notes  
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NOTE:  
 • All major deliveries are to be made to Mitchell Road only  
 • Concrete + Concrete Pumps to be located in Mitchell Road only  
 • All deliveries to the site will be limited to 3 tonnes and less than 7.0m.



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# Construction Management Plan

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notes  
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## DEMOLITION STAGE

### General

- Due to restricted site access, all general site preparation and demolition works will be undertaken by hand.
- The existing dwelling is to be dismantled to prevent damage to the existing concrete columns supporting the elevated driveway.
- All existing materials are to be sorted:
  - Metal roofing, flashings, gutters together with metal cladding - ALL metals are to be re-cycled.
  - Interior wall linings and ceilings are to be tested for asbestos. Clean material is to be disposed appropriately. Dangerous materials are to be bagged and correctly disposed consistent with ASA standards.
  - Timber Wall + Floor Framing is to be dismantled and sorted and is to be re-cycled.
  - Doors + Windows are to be dismantled for re-cycling.
  - Existing Tiles and clean substrates are to be sorted for crushing and re-cycling.
- ALL material that cannot be re-cycled shall be separated for proper disposal.

## EXCAVATION STAGE

### General

- Due to restricted site access, all site excavation and site preparation is to be undertaken with care to prevent damage to the existing concrete columns supporting the elevated driveway and the existing rock overhangs.
- All loose and excavated sandstone is to be re-cycled
- Clean fill and soil is to be removed for re-cycling.
- The existing dwelling is to be dismantled to prevent damage to the existing

## CONSTRUCTION STAGE

### General

- Other than the placement of concrete for piles, structural ground beams and ground slab, ALL other initial works are to be undertaken away from site in factories and only completed or pre-fabricated items are to be delivered to the site ready for assembly.
- The utilization of “off site fabrication” will reduce waste on the site and better manage waste in general.
- Pre-Fabrication Components
  - Timber Columns and Beams (re-cycled hardwood timber)
  - Timber Floor Framing
  - Timber + Steel roof Framing
  - Wall Framing
  - Door + Windows
  - Roof + Gutters
  - Joinery
- During the Construction Phase there will be minimal on site waste issues.

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# Waste Management Plan

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